051.0	0002	0009.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	347,100	/	347,100
USE VALUE:	347,100	/	347,100
ASSESSED:	347,100	/	347,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #: B

Owner 1:	BERLINSKY MARCIA G
Owner 2:	
Owner 3:	
Street 1:	18 CENTRAL STREET #A
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERLINSKY DAVID L -
Owner 2:	-
Street 1:	930 HOPKINS HILL RD
Twn/City:	WEST GREENWICH
St/Prov:	RI Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 859 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	347,100			347,100
Total Card	0.000	347,100			347,100
Total Parcel	0.000	347,100			347,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.07 | /Parcel: 404.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 051.0-0002-0009.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	282,100	0	.		282,100	282,100	Year End Roll	12/18/2019
2019	102	FV	302,900	0	.		302,900	302,900	Year End Roll	1/3/2019
2018	102	FV	268,200	0	.		268,200	268,200	Year End Roll	12/20/2017
2017	102	FV	244,700	0	.		244,700	244,700	Year End Roll	1/3/2017
2016	102	FV	244,700	0	.		244,700	244,700	Year End	1/4/2016
2015	102	FV	226,300	0	.		226,300	226,300	Year End Roll	12/11/2014
2014	102	FV	216,100	0	.		216,100	216,100	Year End Roll	12/16/2013
2013	102	FV	216,100	0	.		216,100	216,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERLINSKY DAVID	29856-267		3/1/1999		100,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2018	1840	Heat App	21,000	C				
11/6/2018	1649	Inter Fi	189,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2019	Permit Visit	DGM	D Mann
7/19/2018	Measured	DGM	D Mann
8/31/2004	OWNR INFO	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7088																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/10/20	19:18:42

LAST REV

Date	Time
06/02/20	11:01:13

danam

Insp Date 07/19/18

!4268!

User Acct 195108

GIS Ref

GIS Ref

USER DEFINED

Prior Id # 1:	195108
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	36.000000000
Name:	130 - 7088

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	398.210
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426425
Depreciation:	79315
Depreciated Total:	347110

COMMENTS

CONDO CONVERSION 3/93 ,Building @ RT REAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	2
Totals			
1	4	2	

SKETCH

UnSketched SubAreas:
GLA: 859,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	416.13
Special Features:	0	Val/Su Net:	404.07
Final Total:	347100	Val/Su SzAd	404.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	859	398.210	342,063

Net Sketched Area:	859			Total:	342,063
Size Ad	859	Gross Are	859	FinArea	859

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.0-0002-0009.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	